

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION Special Meeting

WEDNESDAY, MAY 27, 2026 at 5:00 PM

You are hereby notified that a special meeting of the Woodbury County Zoning Commission will be held on **Wednesday, May 27, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 423 168 500#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS (ACTION ITEMS)
»	PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #874727200011. APPLICANT: WILLIAM J. SMITH. PROPERTY ADDRESS: 2634 BUCHANAN AVE., SALIX, IA 51052. SUMMARY: PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by William J. Smith, requests rezoning of the property located at 2634 Buchanan Ave., Salix, IA 51052, with a mailing address of 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108. The proposal is to rezone the 16.96-acre property identified as Parcel #874727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN

Subject to Additions/Deletions

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PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #874727200011. APPLICANT: WILLIAM J. SMITH. PROPERTY ADDRESS: 2634 BUCHANAN AVE., SALIX, IA 51052. SUMMARY: PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by William J. Smith, requests rezoning of the property located at 2634 Buchanan Ave., Salix, IA 51052, with a mailing address of 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108. The proposal is to rezone the 16.96-acre property identified as Parcel #874727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75.	6

Woodbury County Zoning Commission Meeting Minutes

Date: March 23, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=clpNtdcjydQ>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Public Attendees:** Jaime Thomas, Dolf Ivener, Tom Kimmel, Kent Ivener, Michele Ivener

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on March 23, 2026. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Chair Christine Zellmer Zant conducted a roll call. All Commissioners were present.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting on February 23, 2026.

- Commissioner Jeff Hanson made a motion to approve the minutes as presented. The motion was seconded by Commissioner Steve Corey. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 5-0 (5 ayes, 0 nays).

Review of Conditional Use Permit Application: Temporary Borrow Pit (Borrow Site) for Extraction and Supply of Earth Materials for the I-29 / 235th Street (Southbridge) Interchange Project, Including Approximately 400,000 Cubic Yards of Material with Operations Tentatively Scheduled from Spring 2026 through Fall 2027 (and Subject to Changes Throughout the Review Process), on Parcels #874707200001 and #874707200002.

Chair Christine Zellmer Zant commenced with the conditional use permit review.

Zoning Coordinator Daniel Priestley presented the staff report on the conditional use permit application for a temporary borrow pit (borrow site) for extraction and supply of earth materials, as detailed in the agenda and meeting packet. The application, submitted by Peterson Contractors, Inc. on behalf of the

property owners Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC (111 Doral Ln, Dakota Dunes, SD 57049), requests approval for a temporary borrow site to extract and supply approximately 400,000 cubic yards of soil material for the I-29 / 235th Street (Southbridge) Interchange Project. Operations are proposed to support construction tentatively scheduled from Spring 2026 through Fall 2027; however, the final volume, duration, and operational details remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of Parcels 874707200001 (approximately 38.95 acres) and 874707200002 (approximately 21.27 acres), totaling approximately 60.22 acres, located at or near 2257 Port Neal Road, Sergeant Bluff, Iowa 51054 (no formal address assigned), in the General Industrial (GI) Zoning District, within Liberty Township (T87N R47W), Section 7 in the Northeast Quarter (NE ¼). The property is located west of Port Neal Road and north of 235th Street. The property is currently used for agriculture. The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance.

Priestley noted this is a Zoning Commission public review meeting (not a formal public hearing; that occurs at the Board of Adjustment on April 6, 2026), for recommending to the Board of Adjustment. The staff recommendation is approval, contingent upon further information that may be received at the Board of Adjustment public hearing, subject to the nine conditions outlined in the staff report. The proposal meets the conditional use standards in Section 2.02-9 of the Woodbury County Zoning Ordinance, including authorization in the GI District, harmony with the ordinance and comprehensive plan, no substantial adverse effects on adjacent properties or public welfare (with proposed mitigation), compatibility with the neighborhood, adequate public facilities, and no unnecessary adverse effects on natural or historic features. The temporary borrow operation is necessary and in the public interest to support a critical regional transportation infrastructure project.

Jamie Thomas with Peterson Contractors, Inc. (project manager) was present and confirmed that all typical requirements (haul routes approved by Iowa DOT and county, dust control with water truck, etc.) would be followed. Commissioners had no questions. Priestley noted that the applicant has provided a Grading Plan, Storm Water Pollution Prevention Plan (SWPPP), NPDES General Permit No. 2 coverage, archaeological clearance, and haul route plan.

Commissioner Jeff Hanson made a motion that the Woodbury County Zoning Commission, having reviewed the Conditional Use Permit application for the proposed temporary borrow/excavation pit in the GI – General Industrial District as presented and having considered the staff report and recommendation in full, hereby recommends APPROVAL of the Conditional Use Permit to the Board of Adjustment, subject to the **nine conditions of approval** identified in the staff report.

Recommended Conditions of Approval The Conditional Use Permit should be subject to the following conditions:

1. **Permit Expiration** The permit shall expire on **December 31, 2028** or a date to be determined in conjunction with the applicant/property owners, or upon written confirmation from the Iowa DOT that the I-29 / 235th Street Interchange Project is complete and all borrow operations have ceased, whichever occurs first. Any extension requires a new application and public hearing.
2. **Hours of Operation** Operations (including excavation, hauling, and equipment use) are limited to **6:00 a.m. to 8:00 p.m., Monday through Sunday.**
3. **Compliance with All Local, State, and Federal Requirements** The applicant shall obtain and maintain in good standing all required permits, including (but not limited to) Iowa DNR NPDES General Permit No. 2, SWPPP, Grading Permit, Iowa DOT haul-route approval, and any other local, state, or federal approvals. Copies of all permits and annual compliance reports shall be filed with the Planning & Zoning Department. Failure to maintain compliance shall constitute grounds for revocation.
4. **Dust, Erosion, and Stormwater Control** Dust suppression (watering, chemical stabilizers, or equivalent) and erosion-control BMPs shall be implemented as outlined in the SWPPP.

5. **Site Reclamation and Restoration** The site shall be returned to a stable, non-eroding condition suitable for agricultural use or another appropriate General Industrial (GI) use. Final grading, seeding, and mulching shall be completed within 30 days of cessation of borrow operations.
6. **Traffic and Haul-Route Maintenance** Hauling shall follow the routes shown on the submitted Haul Route Plan.
7. **Noise, Security, and Screening** Noise must be kept to a minimum. The site shall be secured with temporary fencing and signage as shown on the Grading Plan. No materials shall be stockpiled outside the approved borrow area.
8. **Monitoring and Reporting** The applicant shall provide progress reports to the Zoning Coordinator documenting volumes excavated, reclamation status, and compliance with all conditions. The County reserves the right to conduct on-site inspections at reasonable times.
9. **Additional Standard Condition** This permit runs with the land for the benefit of the named applicant and property owners only and is non-transferable without Zoning Director approval.

Commissioner Steve Corey seconded. No further discussion. All in favor voted "aye" (unanimous, 5-0). No oppositions. Priestley noted the Board of Adjustment hearing on April 6, 2026, at 5:00 PM in the same room.

No public hearing was opened or closed for this item, as it was a review (not a formal hearing).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Dan Priestley provided updates:

- **Open Meetings Law Training:** The legislature passed new training requirements for board members. Priestley developed an internal training course that was submitted to the IPIB. The IPIB has reviewed it and is recommending approval pending formal board action. Once approved, the course will be listed on the IPIB website as a provider option, with certificates issued. Priestley noted the training could be made available to city staff and others.
- **Meeting Rescheduling Due to Memorial Day:** The Commission discussed the May 2026 meeting schedule. Due to Memorial Day falling on Monday, May 25, 2026, the regular meeting is proposed to be moved to Wednesday, May 27, 2026. Commissioner Jeff Hanson noted he may be out of town but could attend remotely if needed for quorum. No formal action was required.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 5:29 PM.

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Application Details

Date: February 2, 2026

Applicant Information

William J. Smith
5309 Hwy 75 N, Lot 44
Sioux City, IA 51108

Owner Information

William J. Smith
5309 Hwy 75 N, Lot 44
Sioux City, IA 51108

Property Information

Address: 2634 Buchanan Avenue
City: Salix
State: Iowa
Zip: 51052
Parcel Number: 874727200011
Township and Range: T87N R47W (Liberty)
Section: 27
Current Use: Agricultural
Proposed Use: House
Current Zoning: Agricultural Preservation (AP)
Proposed Zoning: Agricultural Estates)
Average Crop Suitability Rating: 77.82

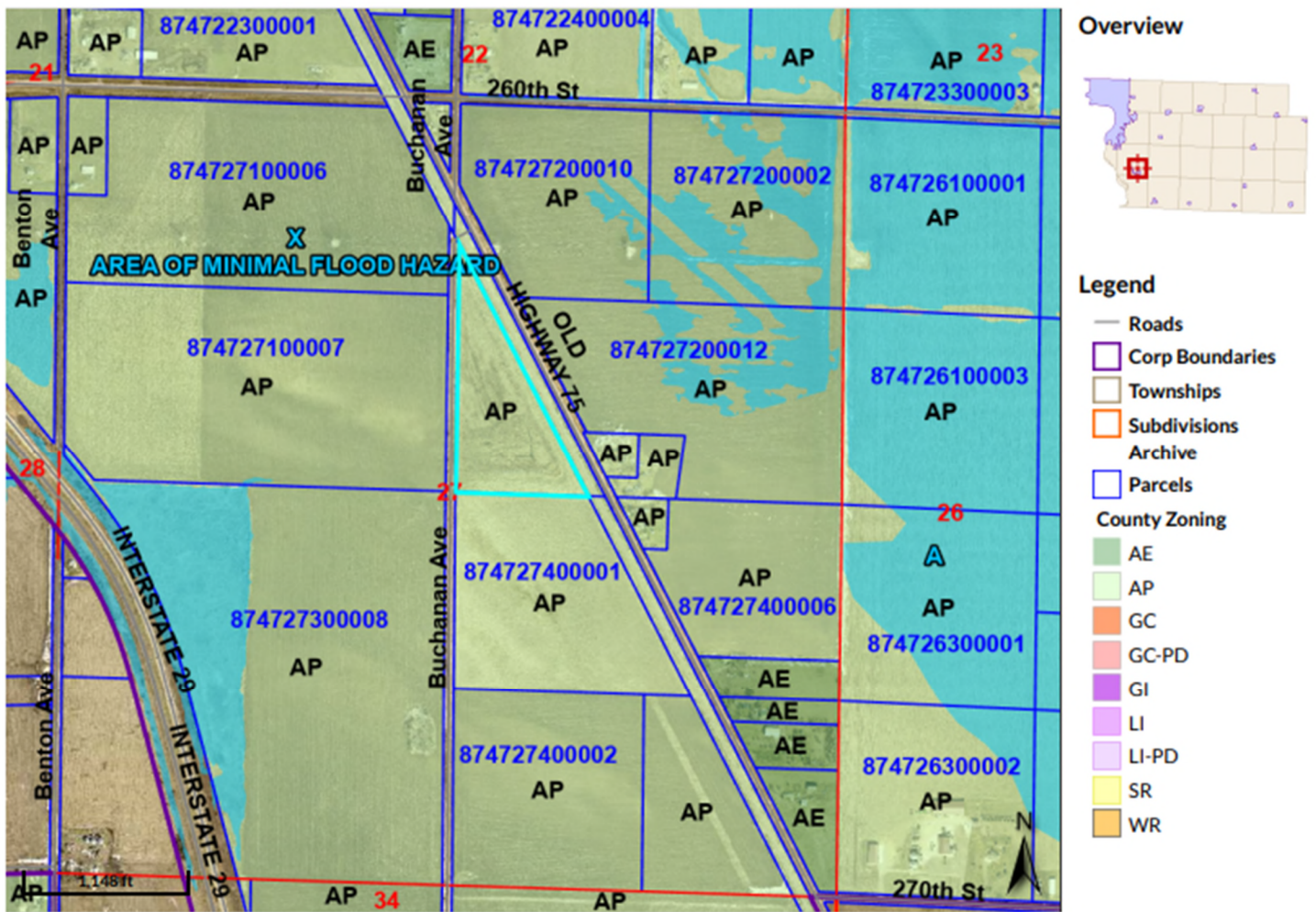
Pre-application Meeting

Date: November, 2025
Staff present: Dan Priestley

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

Statement of Explanation and Justification for the Requested Change in Zoning District Classification: The applicant proposes to build a house on the said property. There are currently two single-family dwellings located within SW ¼ of the NE ¼. Section 3.01.1 B states “not more than two residences shall be allowed on any quarter-quarter section (nominally 40 acre) tract; if a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification...” (p. 24). The Zoning Commission review and public hearing is scheduled for May 27, 2027 at 5:00 PM. The Board of Supervisors will hold up to three public hearings at dates and times to be determined. All meetings are in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Please direct inquiries to Daniel Priestley, at 712-279-6609 or via email to dpriestley@woodburycountyiowa.gov

Location Map



Parcel ID	874727200011	Alternate ID	n/a	Owner Address	SMITH WILLIAM J
Sec/Twp/Rng	27-87-47	Class	A		5309 HWY 75 NORTH LOT 44
Property Address	2634 BUCHANAN AVE SALIX	Acreage	16.96		SIOUX CITY, IA 51108
District	0043				
Brief Tax Description	LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67 FT, THNC W 922.04 FT TO POB (Note: Not to be used on legal documents)				

Location Map Description

The above image is a formal property data sheet featuring a geographic information system (GIS) map and associated parcel details.

1. Header & Map Area

The central focus is a satellite-overlay map of a rural area near Salix, Iowa.

- **Highlighted Property:** A triangular parcel (outlined in light blue) located between **Buchanan Ave** (west) and **Old Highway 75** (east).
- **Surrounding Landmarks:** **Interstate 29** runs vertically along the left side of the map. Cross streets include **260th St** to the north and **270th St** to the south.
- **Labels:** Most surrounding parcels are labeled with blue ID numbers and the code "AP." A large text overlay reads "AREA OF MINIMAL FLOOD HAZARD."
- **Overview Map:** A small inset in the top right corner shows the parcel's location within the larger county grid.

2. Legend (Right Sidebar)

The legend defines the colors and lines used on the map:

- **Symbology:** Includes Roads, Corp Boundaries, Townships, Subdivisions, and Parcels.
- **County Zoning Codes:** * **AE & AP:** Shades of green (Agricultural/Floodplain related).
 - **GC / GC-PD:** Shades of orange/red (General Commercial).
 - **GI / LI / LI-PD:** Shades of purple (Industrial).
 - **SR / WR:** Yellow/Tan (Residential).

3. Property Data Footer

The bottom section contains the following specific data points:

Field	Value
Parcel ID	874727200011
Owner Name	SMITH WILLIAM J
Property Address	2634 BUCHANAN AVE, SALIX
Acreage	16.96
Class	A (Agricultural)
Sec/Twp/Rng	27-87-47
District	0043

Brief Tax Description:

"LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67 FT, THNC W 922.04 FT TO POB."

(Note: A red disclaimer states this is not to be used on legal documents.)

Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

- Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map;
- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map;

This justification for the rezoning of 2634 Buchanan Avenue, Salix, IA 51052 from Agricultural Preservation (AP) to Agricultural Estates (AE) is based on the Woodbury County Comprehensive Plan 2040 and the Woodbury County Zoning Ordinance.

Conformance with the Future Land Use Map

The primary justification for this rezone is its direct alignment with the county's long-term planning vision.

- Future Land Use Designation: The Woodbury County Future Land Use Map identifies this property as "Rural Residential".
- Consistency: The Agricultural Estates (AE) district is specifically designed to provide for "orderly development of residences" in areas where such growth is expected.
- Policy Support: Rezoning to AE is the appropriate action to transition the property from preservation-focused agricultural use to the residential use specifically marked in the comprehensive plan.

Future Land Use

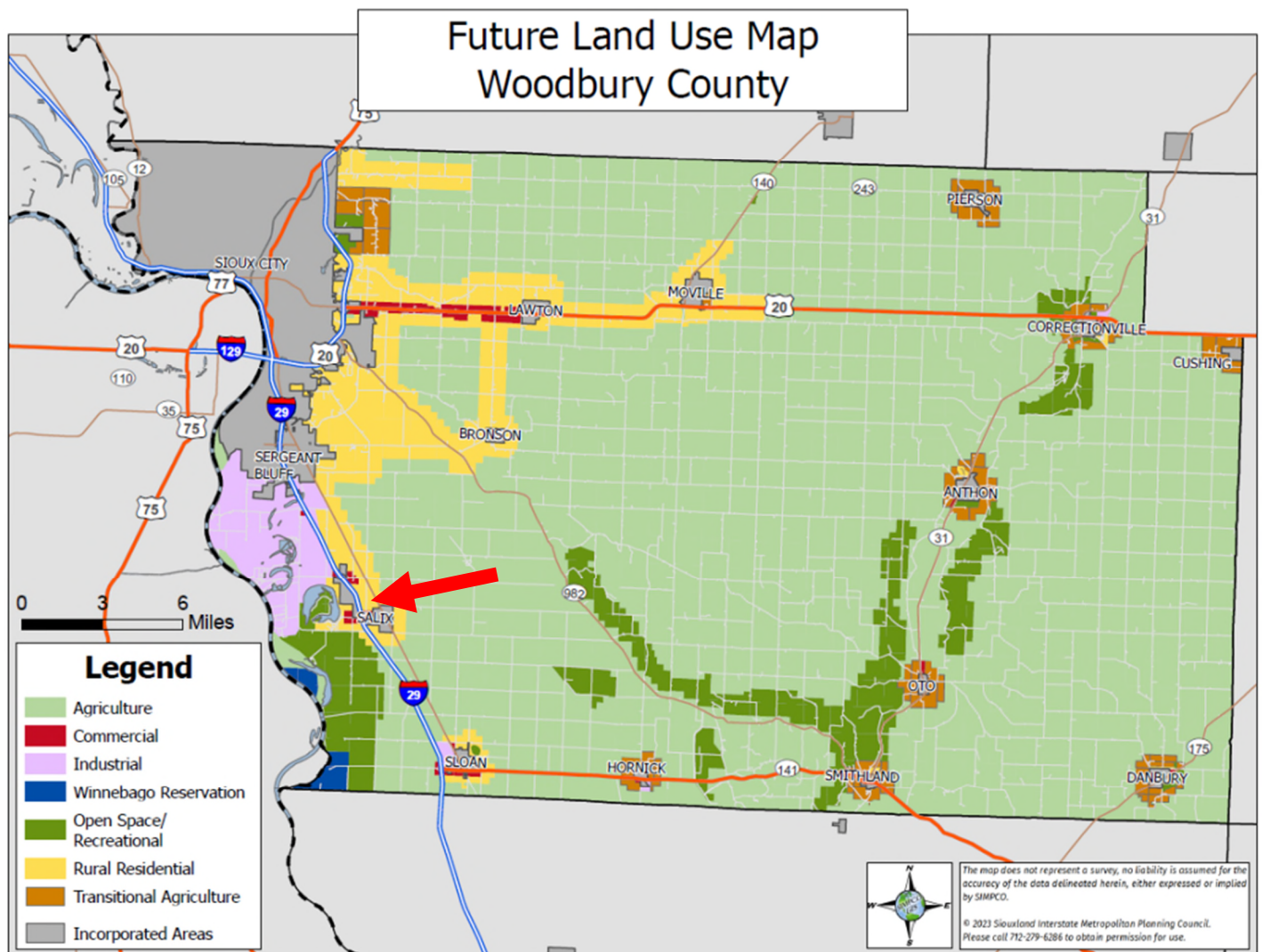


Figure 7.4 Future land use map

Compliance with the Comprehensive Plan Goals

The proposal supports the following goals and objectives set forth in the Woodbury County Comprehensive Plan 2040:

- Land Use Alignment: The plan aims to ensure land use decisions are "in step with those of state, regional, and federal planning best practices". By rezoning a property already identified for rural residential use, the county maintains the integrity of its planning documents.

- **Managed Growth:** One of the plan's objectives is to discourage "sprawl and leapfrog" development. Since this property is within an area already designated for residential growth, this rezone utilizes a planned area rather than encroaching on protected prime farmland.
- **Housing Needs:** The plan identifies housing as a key planning topic. Facilitating the construction of a new home in an appropriately designated area helps meet the county's housing goals.

Compliance with Woodbury County Zoning Ordinance

The rezone is necessary to bring the property into compliance with density and usage regulations:

- **Residential Density Standard:** Under the current Agricultural Preservation (AP) zoning, the ordinance restricts residential density to no more than two houses per quarter-quarter section.
- **Necessity for Rezone:** Because there are already two houses located within this quarter-quarter section, a third house is prohibited under the AP designation.
- **AE District Purpose:** The Agricultural Estates (AE) district is intended to allow for residential development on platted lots, providing a legal pathway for the third home that is otherwise restricted in the AP district.
- **Standard of Review:** The proposal meets the criteria for a "Zoning District Designation Mapping Amendment" because it shifts the property to a district where the proposed residential use is a "Principal Allowed Use".

The proposed rezone from AP to AE at 2634 Buchanan Avenue is justified because it adheres to the "Rural Residential" designation on the Future Land Use Map and provides the only legal mechanism under the Zoning Ordinance to allow a third residence in this quarter-quarter section. It fulfills the Comprehensive Plan's vision for managed residential growth while ensuring the property is compliant with county law.

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property

This is to be determined through the review process including the public hearing process. Stakeholders including government agencies, utilities, and the general public are encouraged to provide comment as to how this particular zoning change might impact the community. Any structures should respect existing easements on the property including from Magellan (who has a pipeline running through the property) and any other utilities.

Consideration of the Corn Suitability Rating (CSR) of the property

The Corn Suitability Rating 2 for this property is 77.85 as reported on the Beacon website.

Compatibility with adjacent land uses

This proposal appears to be compatible with the area and is not construed as a spot zone as it is the mechanism used to allow for additional housing density while retaining many of the agricultural aspects of the surrounding area. Additionally, it fits with the residential characteristics with two dwelling found within the same quarter-quarter section.

Compatibility with other physical and economic factors affecting or affected by the proposed rezoning

The proposal meets the standard of compatibility with physical and economic factors affecting the area:

- **Physical Factors:** The AE district requires a minimum lot area of 2 acres for single-family homes, which is consistent with the AP district's minimums, ensuring that the physical footprint of the new development remains at a rural scale. This prevents the "excessive concentration of population" while allowing for the orderly use of the land.
- **Economic Factors:** While the county prioritizes preserving agricultural land, the Comprehensive Plan also recognizes the need to balance the agricultural economy with "rural character" and "housing variety". Rezoning this specific "Rural Residential" area to AE supports the local tax base without significantly

impacting large-scale agricultural operations, as AE uses are intended to be "compatible with agricultural uses".

The rezone from AP to AE is justified because it transitions the property to a district specifically intended for the residential uses outlined in the Future Land Use Map. Furthermore, it provides the legal mechanism required by the Zoning Ordinance to accommodate a new dwelling in a quarter-quarter section that has reached its density limit under preservation-focused zoning.

Any other relevant factors

The proposal meets the "Any other relevant factors" standard because it is the only legal pathway for the property owner to remain compliant with the Zoning Ordinance's quarter-quarter section density limits while simultaneously fulfilling the Comprehensive Plan 2040's rural residential area mapping. Rezone approval ensures the property is governed by the regulations that the County has already determined are appropriate for this specific location.

Recommendation

Based on the information provided in the application, the Woodbury County Comprehensive Plan 2040, and the Woodbury County Zoning Ordinance, staff recommends approval of the request to rezone the subject property from Agricultural Preservation (AP) to Agricultural Estates (AE). This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, as required by the Zoning Ordinance.

Staff recommends that the Zoning Commission forward a recommendation of conditional approval to the Board of Supervisors, and that the Board of Supervisors approve the zoning map amendment, contingent upon public input received during the required public hearings.

This recommendation is based on the following conclusions:

- The request is consistent with the Comprehensive Plan 2040, including the Future Land Use Map designation of Rural Residential.
- The AE district is the appropriate zoning classification to implement the planned land use for this area.
- The rezone is necessary to comply with the Zoning Ordinance's density limitations in the AP district.
- The proposed use is compatible with the current surrounding land uses and supports orderly rural development.
- No adverse physical or economic impacts have been identified at this stage.
- Final determination must incorporate public comments and agency input received during the hearing process.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required. The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B.

Notification. Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the proposed change in zoning district classification.

Sioux City Journal
AFFIDAVIT OF PUBLICATION

Sioux City Journal
 2802 Castles Gate Drive
 Sioux City 51106
 (712) 293-4250

State of Florida, County of Broward, ss:

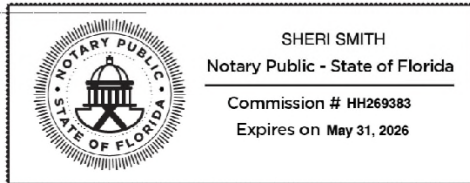
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 May. 12, 2026

NOTICE ID: c5PMzDoC4tBPDRmJLIav
PUBLISHER ID: COL-IA-503238
NOTICE NAME: Zoning_Commission_5-27-26_Special_Meeting
Publication Fee: \$63.55

Anjana Bhadoriya

(Signed) _____



VERIFICATION
 State of Florida
 County of Broward

Subscribed in my presence and sworn to before me on this: 05/13/2026

S. Smith
 Notary Public
 Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION ON WEDNESDAY, MAY 27, 2026 AT 5:00 PM

The Woodbury County Zoning Commission will have a special public meeting and will hold a public hearing on the following item hereafter described in detail on **Wednesday, May 27, 2026 at 5:00 PM** or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 423 168 9008 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Pressley at dpressley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 12:00 AM on Friday, May 22, 2026.

Item One (1)
ZONING ORDINANCE MAP AMENDMENT (REZONE)
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 365 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by William J. Smith, requests rezoning of the property located at 2634 Buchanan Ave., Sioux, IA 51162, with a mailing address of 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

The proposal is to rezone the 16.96-acre property identified as Parcel #874727200011, located in T8N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 2626 Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE ¼); thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 00°12'22") West along the West line of said Northeast Quarter (NE ¼) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad; thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°51'51") East along said Westerly right of way line for One Thousand Nine Hundred Seventy and Sixty-seven Hundredths Feet (1,970.67') to the South line of said Northeast Quarter (NE ¼); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°01'00") West along said South line for Nine Hundred Twenty-two and Four Hundredths Feet (922.04') to the point of beginning. Containing 16.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE ¼ is assumed to bear N 00°12'22" W. COL-IA-503238

Time limit for recommendation. A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission may make a recommendation to the Board of Supervisors on May 27, 2026 following their public hearing or they may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required. The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Notification. Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

Decision. Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed subject to subsections (iv) and (v) below, to adopt an ordinance approving the amendment to the zoning district map.
- Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.
- The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Comments from Owners of Real Property Lying within 1,000 feet from the Subject Property

Patricia R. Folsom	2612 Buchanan Ave.	Salix	IA	51052
Daniel Gordon Lee & Barbara J. Lee	1405 260th St.	Salix	IA	51052
Mary E. Braunger Rev. Trust % Mary E. Braunger, Trustee	1351 Fox Ridge Trail	Sioux City	IA	51104
Barbara J. Bielenbreg	14788 110th St.	Sloan	IA	51055
William J. Smith	5309 Hwy 75 North, Lot 44	Sioux City	IA	51108
Jensen Farm Real Estate LLC	3909 Stadium Dr.	Sioux City	IA	51106
Gregory J. Jochum & Krista D. Jochum	1629 270th St.	Salix	IA	51052
Jason Wamberg & Chastey Hansen	2636 Old Hwy 75	Salix	IA	51052

- Chastey inquired with the office via phone on 4/13/26 and asked about the general specifics of the project.

Union Pacific Railroad, Property Tax	1400 Douglas Stop 1640	Omaha	NE	68179-1640
Daniel G. Lee & Barbara J. Lee	1405 260th St.	Salix	IA	51052
DNF Farms, LLC	1503 250th St.	Salix	IA	51052
Northwest Iowa Power Cooperative	PO Box 240	Le Mars	IA	51031

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following requested rezoning for MEC electric and we have, no conflicts. The petitioner should be made aware that any requested relocation or extension of electric distribution facilities may be subject to a customer contribution. In this case the cost to acquire a railroad permit would be included in the total cost to extend, and the time the RR takes to review and approve permits can take several months. Let me know if you have any questions. – Casey Meinen, 4/1/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this application submitted by William J. Smith. NIPCO has no issues with this application. – Jeff Zettel, 4/17/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: No comments.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comments regarding this application. – Neil Stockfleth, 4/1/26.

WOODBURY COUNTY TREASURER: My only comment is that March property tax and drainage from September are now delinquent. If the goal is the split the parcel all certified taxes must be paid prior to the Treasurer certification. – Tina Bertrand, 4/1/26

PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS

ORDINANCE NO. ____

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Attest:

Kent Carper

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____
Date of Public Hearing and Second Reading _____
Date of Public Hearing and Third Reading _____
Date of Adoption _____
Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052.
Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Petitioner Applicant(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052. Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **May 27, 2026**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for the 16.96-acre property identified as Parcel #874727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE ¼); thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 00°12'22") West along the West line of said Northeast Quarter (NE ¼) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad, thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°05'51") East along said Westerly right of way line for One Thousand Nine Hundred Seventy and Sixty-seven Hundredths Feet (1,970.67') to the South line of said Northeast Quarter (NE ¼); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°06'00") West along said South line for Nine Hundred Twenty-two and Four Hundredths Feet (922.04') to the point of beginning. Containing 18.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE ¼ is assumed to bear N 00°12'22" W.

Supporting Documentation

Zoning Ordinance Map Amendment Application

This following document is a completed *Rezoning Application & Zoning Ordinance Map Amendment* form from the Woodbury County Office of Planning and Zoning in Iowa. It records a property owner's request to change the zoning classification of a specific parcel of land.

The form identifies **William J. Smith** as both the owner and the applicant. His listed address is *5309 Highway 75 North, Lot 44, Sioux City, Iowa 51108*. No engineer or surveyor information is provided.

The property in question is located at *2631 Buchanan Avenue in Salix, Iowa*. The parcel information includes:

Parcel ID: **874727200011**

Quarter: **NE**

Section: **87**

Township/Range: **47**

Total acreage: **16.96 acres**

Current use: **Agricultural (AG)**

Proposed use: **House**

Current zoning: **AP**

Proposed zoning: **AE**

Average Crop Suitability Rating (CSR2): **77.82**

A pre-application meeting occurred in **November 2025** with staff member **D. Priestley**. The owner signed the certification on **January 14, 2026**, and the applicant signature is dated **February 9, 2026**.

Administrative fields show a fee of **\$400**, case number **7144**, and receipt number **728869**. The form includes a "Received" stamp dated **March 3, 2026** from Woodbury County Planning & Zoning.



Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>William J. Smith</u>	Applicant <u>William J. Smith</u>
Address <u>5309 Hwy 75 N LOT 44</u> <u>Sioux City IA 51108</u>	Address <u>5309 Hwy 75 N LOT 44</u> <u>Sioux City IA 51108</u>
Phone <u>[REDACTED]</u>	Phone <u>[REDACTED]</u>

Engineer/Surveyor _____ Phone _____

Property Information:

Property Address or Address Range 2634 BUCHANAN AVE. SALIX

Quarter/Quarter 27 Sec 87 Twship/Range 47

Parcel ID # 87472720011 or GIS # _____ Total Acres 16.94

Current Use AG Proposed Use HOUSE

Current Zoning AP Proposed Zoning AE Liberty

Average Crop Suitability Rating (submit NRCS Statement) _____ 77.82 CSR2

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date Nov. 2025 Staff present D. Priestly

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner William J. Smith Applicant [Signature]

Date Jan 14, 2026 Date Feb 9, 2026

Fee: \$400 Cash 3-2-26 Case #: 7144

Check #: _____

Receipt #: 778869

Date Received

RECEIVED

MAR - 3 2026

WOODBURY COUNTY
PLANNING & ZONING

Zoning District and Floodplain Map

This following document is a parcel map for Woodbury County, Iowa, centered on a highlighted property located at **2634 Buchanan Avenue in Salix**. The map displays parcel boundaries, zoning classifications, roads, and flood-hazard designations.

The highlighted parcel is labeled with **Parcel ID 874727200011** and outlined in blue. It is a triangular tract of land measuring **16.96 acres**, situated on the east side of **Buchanan Avenue** and just west of **Old Highway 75**. The parcel is zoned **AP (Agricultural Preservation)**. The owner listed is **William J. Smith**, with a mailing address at *5309 Highway 75 North, Lot 44, Sioux City, Iowa 51108*.

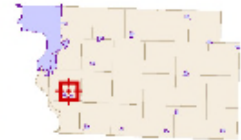
Surrounding parcels are shown with zoning codes including **AE** and **AP**. The map includes a blue-shaded region labeled **“Area of Minimal Flood Hazard,”** which touches or overlaps nearby parcels but does not appear to cover the highlighted tract. Township and section boundaries are faintly marked, including the notation **27-87-47**, matching the parcel’s legal description.

Road labels include **Buchanan Ave**, **Old Hwy 75**, and nearby local roads. The map also displays a brief tax description summarizing the triangular tract’s boundaries and measurements. A footer notes that the map was generated on **March 3, 2026**, using Beacon™ by Schneider Geospatial.

Overall, the map provides a geographic and zoning context for the parcel, showing its shape, acreage, zoning classification, nearby roads, and surrounding land-use designations.



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874727200011	Alternate ID	n/a	Owner Address	SMITH WILLIAM J
Sec/Twp/Rng	27-87-47	Class	A		5309 HWY 75 NORTH LOT 44
Property Address	2634 BUCHANAN AVE	Acres	16.96		SIOUX CITY, IA 51108
	SALIX				
District	0043				
Brief Tax Description	LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67 FT, THNC W 922.04 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2026
 Last Data Uploaded: 3/3/2026 7:42:34 PM

Developed by SCHNEIDER
 GEOSPATIAL

Parcel Report

This following document is a **property report** for a parcel located at **2634 Buchanan Avenue, Salix, Iowa 51052**, within **Woodbury County**. It provides detailed information for real estate, legal, and tax purposes.

The parcel is identified by **Parcel ID 874272200011** and legally described as a triangular tract in the northeast quarter of Section 27, Township 87, Range 47. The tract measures **16.96 acres** and is zoned **AP – Agricultural Preservation**. The property lies within the **Liberty/Westwood district** and the **Westwood Community School District**.

Ownership details list **William J. Smith** as the deed holder and mailing address recipient at *5309 Hwy 75 North Lot 44, Sioux City, IA 51108*. The property was purchased from **Braunger Mary E Revocable Trust** on **March 24, 2021**, for **\$50,000**, recorded under deed number **2021-05476**.

The land is classified as **Agriculture**, with no assessed value for buildings or dwellings. Assessed land values over five years are:

2021: \$33,540

2022: \$33,410

2023–2024: \$43,000

2025: \$50,720

Gross and net assessed values match the land values each year, with no exemptions applied.

The report notes that no data is available for residential or commercial buildings, agricultural structures, yard extras, permits, or sketches. It includes links for Sioux City special assessments and Woodbury County tax credit applications.

A legal disclaimer clarifies that the data does not represent a survey and is provided “as is” without warranty. The report was last updated on **March 3, 2026**, and developed by **Schneider Geospatial**.

Woodbury County, IA / Sioux City

Summary

Parcel ID	874727200011
Alternate ID	
Property Address	2634 BUCHANAN AVE SALIX IA 51052
Sec/Twp/Rng	27-87-47
Brief	LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67
Tax Description	FT, THNC W 922.04 FT TO POB <i>(Note: Not to be used on legal documents)</i>
Deed Book/Page	2021-05476 (4/26/2021)
Gross Acres	16.96
Net Acres	16.96
Zoning	AP - AGRICULTURAL PRESERVATION
District	0043 LIBERTY/WESTWOOD
School District	WESTWOOD COMM
Neighborhood	N/A

Owner

Deed Holder
SMITH WILLIAM J
5309 HWY 75 NORTH LOT 44
SIOUX CITY IA 51108

Contract Holder
Mailing Address
SMITH WILLIAM J
5309 HWY 75 NORTH LOT 44
SIOUX CITY IA 51108

Land

Lot Area 16.96 Acres ; 738,778 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/24/2021	BRAUNGER MARY E REV. TRUST	SMITH WILLIAM J	2021-05476	Split or division	Deed		\$50,000.00

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$50,720	\$43,000	\$43,000	\$33,410	\$33,540
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$50,720	\$43,000	\$43,000	\$33,410	\$33,540
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$50,720	\$43,000	\$43,000	\$33,410	\$33,540

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/3/2026, 6:42:34 PM

Contact Us



Iowa CSR2 Soil Survey — Accessible Long Description

This document is part of a four-page soil survey for a parcel in Woodbury County, Iowa, identified as parcel 874727200011. It presents the *Corn Suitability Rating 2 (CSR2)* values for the soils within the parcel and explains how these ratings are determined and used.

The first page contains a map showing the triangular parcel bordered by Highway 75 and Buchanan Avenue. The parcel is divided into three color-coded soil areas, each labeled with a map unit symbol: 3146, 244, and 3549. These areas represent different soil types with distinct CSR2 ratings. The map includes roads, orientation markers, and a note that the soil map may not be valid at the displayed scale. It is produced by the USDA Natural Resources Conservation Service and dated March 3, 2026.

The second page provides a legend explaining the symbols used on the soil map. It defines the color ranges for soil rating polygons, dashed lines for soil rating boundaries, and square symbols for point ratings. It also lists map features such as streams, railroads, highways, and local roads. Additional map information explains the mapping scale, projection system, and limitations of enlarging soil maps. It notes that the data is based on certified USDA-NRCS sources and that aerial imagery dates from September 2022.

The third page contains a table summarizing the CSR2 ratings for each soil map unit within the parcel. The table lists the map unit symbol, soil name, CSR2 rating, acres within the parcel, and percentage of the parcel each soil type occupies. The values are:

244 – Blend silty clay, 0–2% slopes, rarely flooded: CSR2 rating 81, covering 6.5 acres (38.7%).

3146 – Onawa-Albaton complex, 0–2% slopes, rarely flooded: CSR2 rating 72, covering 2.2 acres (12.8%).

3549 – Modale complex, 0–2% slopes, rarely flooded: CSR2 rating 77, covering 8.2 acres (48.5%).





















A description below the table explains that CSR2 is an index used in Iowa to compare soils based on their long-term potential for row-crop production. It outlines the assumptions used in rating soils, such as adequate management, natural rainfall, and absence of frequent flooding. It also notes that CSR2 values remain relatively stable over time even if yields change.

The fourth page explains the concept of *aggregation* in soil mapping. It describes how soil components within a map unit are combined into a single representative value and how percent composition influences the aggregation process. It clarifies that some attributes require aggregation while others do not, and that the tie-break rule for this dataset selects the higher value when multiple candidates are present.

Each page includes USDA-NRCS branding, Web Soil Survey references, and the date March 3, 2026.

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa
(874727200011)



MAP LEGEND	MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Background</p> <p> Aerial Photography</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> ≤ 72</p> <p> > 72 and ≤ 77</p> <p> > 77 and ≤ 81</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> ≤ 72</p> <p> > 72 and ≤ 77</p> <p> > 77 and ≤ 81</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> ≤ 72</p> <p> > 72 and ≤ 77</p> <p> > 77 and ≤ 81</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Woodbury County, Iowa Survey Area Data: Version 35, Sep 9, 2025</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	81	6.5	38.7%
3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72	2.2	12.8%
3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77	8.2	48.5%
Totals for Area of Interest			16.8	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Soil Report

This document is an agricultural land assessment report for Parcel ID 874727200011, located in Woodbury County, Iowa, covering 16.96 acres. It summarizes land use, soil composition, and productivity ratings relevant to tax and agricultural valuation.

The top section provides parcel details:

Gross Acres: 16.96

Exempt Acres: 0.00

Net Taxable Acres: 16.96

Average Unadjusted CSR2: 77.82, calculated from 1,319.9 CSR2 points over 16.96 acres

Agland Active Config Year: 2025

Processed Date: February 16, 2022

The Sub Parcel Summary table shows:

All 16.96 acres are valued at 100% with a CSR2 of 77.82

No non-crop land is present

Total CSR2 points: 1,319.90

The Soil Summary table breaks down the parcel into three soil types:

Blend silt clay (Map Unit 244) — CSR2: 81.00, covering 6.47 acres, contributing 524.07 CSR2 points

Modale complex (Map Unit 3549) — CSR2: 77.00, covering 8.11 acres, contributing 624.47 CSR2 points

Onawa-Albaton complex (Map Unit 3146) — CSR2: 72.00, covering 2.38 acres, contributing 171.36 CSR2 points

The total matches the parcel's full acreage and CSR2 point total. All values are unadjusted and reflect full productivity potential under standard assumptions.

A disclaimer at the bottom notes that the data is provided "as is" without warranty and does not represent a legal survey. The report was last updated on March 3, 2022, and developed by Schneider Geospatial.

Woodbury County, IA / Sioux City

Summary

Parcel ID	874727200011	
Gross Acres	16.96	
ROW Acres	0.00	
Gross Taxable Acres	16.96	
Exempt Acres	0.00	
Net Taxable Acres	16.96	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	77.82	(1319.9 CSR2 Points / 16.96 Gross Taxable Acres)

Agland Active Config 2025
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Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	16.96	77.82	1,319.90	1,319.90
Non-Crop	0.00	0.00	0.00	0.00
Total	16.96		1,319.90	1,319.90

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	81.00	6.47	524.07	524.07
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	8.11	624.47	624.47
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	2.38	171.36	171.36
Total				16.96	1,319.90	1,319.90

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Contact Us



Elevation Map

The following document is an aerial map showing agricultural land parcels in a rural area. The map highlights a specific property labeled **Parcel 874727200011**. The highlighted parcel is outlined in blue and sits adjacent to a diagonal transportation corridor, which appears to be either a road or railway. The surrounding landscape consists of rectangular and irregularly shaped farm fields in varying shades of green and brown, indicating different crop types or stages of cultivation.

Several neighboring parcels are marked with yellow identification numbers, including **1082, 1084, 1086, 1088, 1080L, 1082L, 1082P, and 1082T**. These labels help identify adjacent properties for land-use planning or assessment purposes. The highlighted parcel is positioned near the center of the image, with the diagonal corridor forming one of its boundaries.

The map is used for land management, agricultural assessment, or zoning reference. It visually communicates parcel boundaries, relative parcel sizes, and the surrounding agricultural landscape.

